



McCowan's
SPORTING PROPERTIES

Exclusive Offering:

RESORT
IN
KOOTENAY NATIONAL PARK



This is your chance to own a little piece of Canadian history. Located in the iconic Kootenay National Park, this property was originally developed in the '20's by Canadian Pacific Railway.



Originally a destination for adventurous explorers, it's rustic mountain charm is not lost on today's guests as they step back in time. Situated on 5 acres at Vermilion Crossing on Hwy 93 along the stunning Kootenay River and surrounded by high mountain peaks, the setting is hard to beat.

There are 10 original heritage cabins on the property, 4 of which still have river stone chimneys and wood burning fireplaces.



The heritage cabins have recently been restored, but maintain their original character allowing guests to experience a bit of Canadian history in cozy comfort. This is such a unique experience and is hard to duplicate anywhere else.



The cabins are situated around a communal fire pit set amongst tall fir and spruce trees making the setting near idyllic.



There are also 2 modern log cabins with gas fireplaces providing a cozy ambience.



The property was previously approved for an expansion of 14 more guest cabins for a total of 26 cabins in all.

The original lodge was built in 1923 and is enjoyed now as a dining room for guests and travelers alike.



Take in the stunning mountain views while eating on the front patio or inside take in the rich history of the dining room with its floor to ceiling river stone fireplace.



The general store is a favourite for travelers passing through, as well as guests of the resort, offering home baked goods, coffee, sandwiches, snacks and Kootenay Park clothing and souvenirs. A large portion of the store is underutilized currently and could be converted to a coffee shop or café. It was previously used as a Parks Interpretive Centre and the walls still sport the beautiful hand painted murals, along with a scale model of the Park.



This property previously featured a gas station and has the potential for one again in the future. This is the only store on the Hwy 93 corridor, which is a main through fare to the Kootenays. Being 45 minutes from



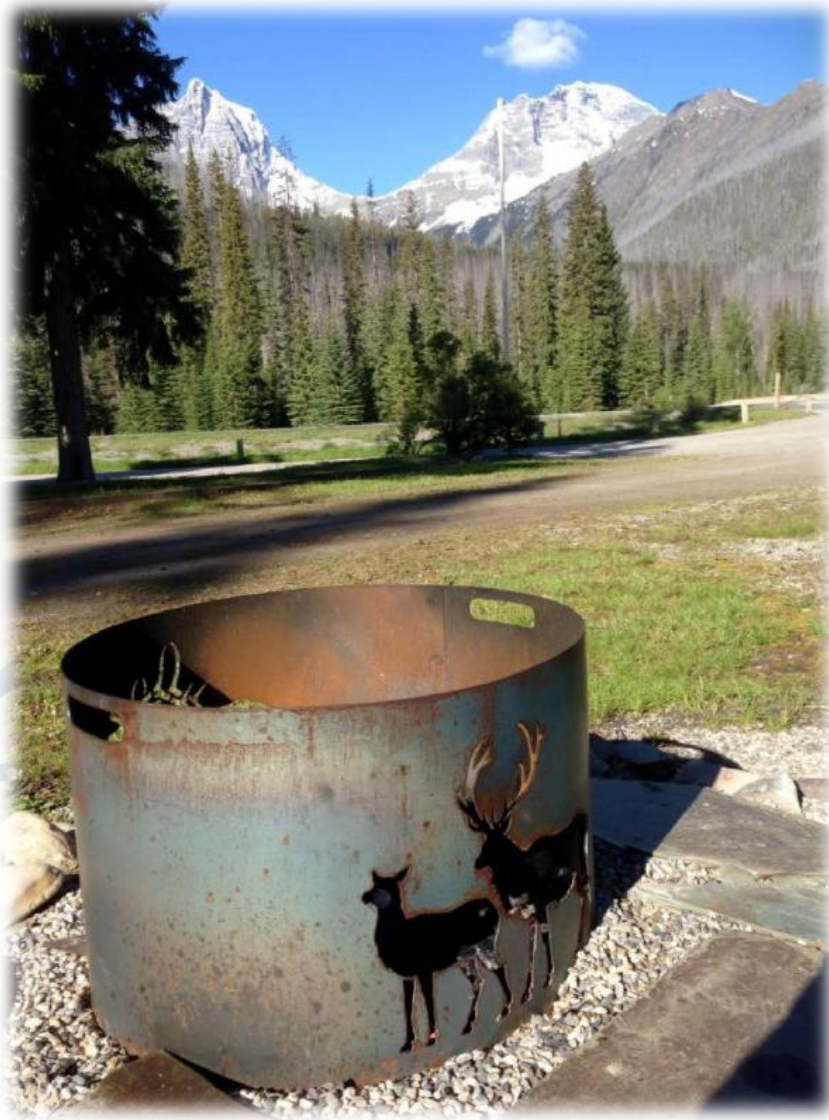
Banff, Lake Louise, and Radium Hot Springs there is substantial opportunity to capitalize on this prime location.



There is a 3 bedroom, 2 bathroom owner's residence above the store, as well as staff accommodation attached to the lodge.

The owner's apartment has commanding views from the front balcony to help unwind at the end of a busy day.





This is a business that is truly one of a kind. This off-grid property is the only business in the Park corridor making this an extremely unique offering. There is plenty of opportunity to expand the business if wanted or keep running as is.

This business is completely turn-key complete with bookings.



It is not often that a rare opportunity like this comes up to purchase such a historic, one of a kind property. Don't wait on this one – it won't last long; your chance to run a business that is a part of Canadian history.



The Lodge circa 1925

MORE PICTURES



Improvements:

Lodge/Dining Room:

- seats up to 50 guests
- full commercial kitchen
- floor to ceiling river stone wood burning fireplace
- staff accommodations in the back

10 Heritage Cabins:

- small kitchenette
- full bathroom with shower
- either 1 or 2 beds
- 4 cabins with river stone wood burning fireplaces
- various sizes

2 Modern Cabins:

- built in 2007
- small kitchenette
- full bathroom with shower and tub
- gas fireplaces

General Store:

- fully stocked store
- approx. 2,000 sq. ft. of retail space
- approx. another 2,000 sq. ft. that is not currently utilized
- previously a Parks Interpretive Centre

Misc. Tool Shed Generator House

Equipment:

Riding Lawnmower
Ford truck 1996
Propane tanks x 4
New diesel tank
2 x 55 kw generators one with a turbocharger
3 Furnaces
5 Hot water tanks
2 Washers
2 Dryers
Entire workshop with tools
Coke fridge - on contract
Powerade fridge - on contract
White fridge
Breyers freezer - on contract
2 Large freezers
Cash register
Security system
Sound system
Deep fryer - new 2016
Double door kitchen fridge
2 x 4 burner propane ovens
Hot hold/prep table/cooler
Fridge - new 2017
Freezer - new 2017
Fully furnished

Location: Hwy 93 S at Vermilion Crossing; 45 mins to Banff, Lake Louise & Radium Hot Springs

Size: 5 acres

Land Ownership: National Parks Lease

Main Improvements:

- 10 Heritage cabins,
- 2 Modern cabins
- 2,000 sq. ft. General store + 2,000 sq. ft of unused space
- Restaurant that seats 50 guests
- Staff accommodations
- 3 bedroom/2 bathroom Owner's apartment

Services:

- Generator power (potential for river turbine).
- Septic system
- Propane furnace, propane fireplaces, electric baseboard and wood burning fireplaces.
- Well and river for water.

Months of Operation: -May to September

Features:

- Riverfront
- Mountainview
- Located in Kootenay National Park

Price: \$1,990,000

Marketed By: McCowans Sporting Properties
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